

REGULAR MEETING; COUNCIL CHAMBERS; WASHINGTON, KANSAS; DATE: APRIL 3, 2006

The Governing Body of the City of Washington, Kansas met in Regular Session in the usual meeting place in said City on Monday, the third day of April, 2006, at 7:00 P.M. with the following members present: Council Members Meyler Gibbs, Dawn Kramer, Jon Snapp and Tom Dragastin.

ABSENT: Mayor Travis Kier; Council Member Roxanne Schottel.

ALSO PRESENT WERE: City Attorney Paul Monty; City Administrator Tim Schook; City Clerk Denise Powell; Power Plant Superintendent Terry Morse; Dan Thalman, Washington County News; Jim McBeath, treasurer library board; Cliff Stewart, library board member; Brad Owen, Washington; Karen Price, KSDS; and Don and Abby Murray and service dog BB, Nickerson.

Council President Dawn Kramer called the meeting to order at 7 p.m.

Xerox Copies of the minutes of the previous regular meeting of Monday, March 6, 2006, and adjourned meeting minutes of Thursday, March 9, 2006 were given to the Mayor and each Council Member for review. Council Member Jon Snapp requested the minutes reflect City Administrator Tim Schook again disclosed his association as in the past with the EGP board and their efforts to bring an ethanol plant to town. Council Member Jon Snapp moved to approve the March 6, 2006 minutes as amended and March 9, 2006 minutes as written. Council Member Tom Dragastin seconded the motion. Motion carried.

LIBRARY: Jim McBeath, treasurer of the library board, and Cliff Stewart, library board member, visited with the Council concerning their expenses exceeding their revenue by \$3,972. McBeath and Stewart are requesting an increase in funding for 2007 stating they are unable to operate on the \$15,000 allotment. Council Member Tom Dragastin asked what the options were to increase funding. City Administrator Tim Schook stated the most acceptable by the community would be a one cent sales tax which would partially fund the library, streets and economic development. A second option would be to increase the mill levy currently at 5 which City Attorney Paul Monty thought was the maximum amount set by the Charter Ordinance. The third option is to subsidize out of the general fund. City Attorney Paul Monty is to find out what the maximum mill levy for library fund can be. When working on the budget the Council will find alternatives and address at that time.

McBeath also requested another \$5,000 of their allotment for 2006.

FREE LOT: Brad Owen, owner of Owen's Originals, Inc., requested the free lot located in the 100 block of East Third, formerly Major Theater, and any available tax break. Owen stated he would like to establish a warehouse/shipping facility. Plans are to erect a 40x80 metal building possibly two-tone in color. City Administrator Tim Schook stated a concrete apron on both sides of the building and an aesthetic storefront were two of the requirements. Schook also stated the sidewalk in front of the lot is in bad shape and will need replaced. Council Member Jon Snapp moved to deed the former Major Theater lot in the 100 block of East Third to Brad Owen with standard restrictions of being built in one year; nonliving facility and a storefront atmosphere must be created. Council Member Tom Dragastin seconded the motion. Motion carried.

KSDS: Karen Price, CEO of Kansas Specialty Dog Service, presented the Council with an early payment of the \$25,000 loan along with \$716.78 interest. Price thanked the Council for the loan and stated they are ready to begin their next phase of construction. Don and Abby Murray and service dog BB, Nickerson, accompanied Price. Abby stated she is a two time graduate of KSDS and thanked the City for their support. She said the City has lots to be proud of, citing the campground, playground and park.

WELLS: City Administrator Tim Schook stated he has not set up a meeting with Robert and Marvel Boston who have sent notice stating they would like to renegotiate the well contract.

UTILITY BILLING: The utility billing code was not ready for review, according to Tim Schook, city administrator

NEIGHBORHOOD REVITALIZATION PLAN – The Council discussed the proposed Washington County Revitalization Plan. Council Member Jon Snapp expressed his disappointment that the plan didn't offer anything for single-family residential. Council Member Jon Snapp moved to adopt Resolution 2006-8, a resolution improving

and implementing the Washington County/City of Washington, Kansas, restated and amended Neighborhood Revitalization Plan as authorized by Kansas statutes annotated 12-17,144 et seq., and authorize the Mayor and Clerk on behalf of the City to enter into the interlocal agreement with the Washington County Board of County Commissioners. Council Member Meyler Gibbs seconded the motion. Motion carried.

Council Member Jon Snapp also asked City Attorney Paul Monty to look into what the City can offer to single-family residential and report back to the Council.

ZONING: City Administrator Tim Schook stated he toned down the zoning ordinance and has given a copy to City Attorney Paul Monty for review. Schook stated he should have it ready for the Council to review next month.

SEWER: BG Consultants, engineering firm, may need to be contacted for repairs that need to be made to the sewer system in order to get approval from the Kansas Department of Health and Environment. according to Tim Schook, City Administrator.

BID OPENING: Council President Dawn Kramer opened two bids for the lease of 17.6 acres of prairie hay ground out of SW1/4 of 14-3-3 located adjacent to the cemetery. Council Member Tom Dragastin moved to accept the high bid of Don Moser in the amount of \$301.50 yearly for a period of three years. Council Member Jon Snapp seconded the motion. Motion carried.

MAYOR APPOINTMENTS: Council Member Meyler Gibbs moved to accept the mayor's recommended appointments of JoAnn Mills and Jeanette Stamm to the Housing Authority Board for four year terms, April 1, 2006, through March 31, 2010. Council Member Jon Snapp seconded the motion. Motion carried.

INDIVIDUAL COUNCIL MEMBER COMMENTS: Council Member Jon Snapp stated Mayor Travis Kier wants to schedule the trip for E3 Biofuels at Meade, Nebraska. The Council will set a date at the adjourned Monday, April 10, 2006, Council meeting.

FIRE DEPARTMENT: The fire department has reconsidered using the old rescue van for training and would now like to sell it, according to City Administrator Tim Schook. Council Member Tom Dragastin made a motion to allow the sale of the old rescue van with the money going to the reserve fund. Council Member Jon Snapp seconded the motion. Motion carried.

CAMPGROUND: Council Member Tom Dragastin made a motion to increase the campsite fee from \$7 to \$10 per day after the first 72 hours effective immediately. Council Member Jon Snapp seconded the motion. Motion carried.

FREE DUMP DAY: Tim Schook, city administrator, stated free dump days at the landfill are April 21 and 22. The City will pick up items placed at the curb one day only Friday, April 21, 2006.

KMU: City Administrator Tim Schook asked the Council if they were interested in attending the Kansas Municipal Utilities conference May 3-5 in Wichita. Schook stated he needed to know immediately so hotel and conference registrations can be made.

LAND DEVELOPMENT: Tim Schook, city administrator, checked into programs that may be available for land development and there aren't any. He has talked with other cities involved with housing developments and the majority has done one of the three options: the city purchases land on speculation and then resells it to developers; the city acquires land through default, and landowners have deeded property to the city.

E3 BIOFUELS: Sargent Drilling will be drilling for a backup water supply this week at the future site of the ethanol plant according to Tim Schook, city administrator. Schook informed the Council there is a more than adequate water supply at the site despite rumors to the contrary. Schook said Brian Barber, project manager, will meet with the Kansas Department of Health and Environment next week to discuss obtaining the necessary permits.

DISTRIBUTION STUDY: City Administrator Tim Schook gave Council copies of the distribution study performed by SEGA. Schook said he has a copy of the entire report for those wishing to review it. Schook also said he felt a total upgrade could be done for about half of Segas's estimated price.

ELECTRIC UTILITY: The Council suggested meeting with Norris Public Power from Nebraska at 7 p.m. Tuesday, May 2 in Council Chambers to discuss power negotiations.

Terry Morse, power plant superintendent, is working with Kansas Power Pool on a buy-through this summer for the curtailment period. City Administrator Tim Schook said they have received the standard operating agreement (which requires the purchase of all power through them) and on recommendation of Schook and City Attorney Paul Monty will not enter into the standard operating agreement. They would entertain entering an agreement for buy-through power only.

WATER DEPARTMENT: Greg Metz, water and wastewater superintendent is developing maintenance plans for both departments and will be in need of some additional equipment, according to City Administrator Tim Schook. A used valve exerciser along with a vac attachment has been located. Metz should have pricing and more knowledge of the equipment along with the valve/fire hydrant maintenance program ready for the April Council meeting.

Council Member Meyler Gibbs made a motion to purchase a pressure relief valve at a cost of \$700 for the water department. Council Member Tom Dragastin seconded the motion. Motion carried.

STREET DEPARTMENT: Getting the quality of seal sand needed for street sealing has been a struggle, according to Tim Schook, City Administrator. Schook said they will have spec sheets for the sand when taking bids and the company will be required to certify the sand meets the requirements.

City Attorney Paul Monty has contacted Mark Uhlik to do an appraisal for the corners affected by the 15/36 project. The appraisals were not complete at Council time.

The B Street project would qualify for Kansas Department of Transportation's revolving loan program according to Tim Schook, city administrator. However, it would require engineering and inspection and he doesn't see a need for the added expense if the City is just replacing the curb and gutter. Schook will investigate how the project will be funded.

KMEA: Council Member Meyler Gibbs made a motion to appoint Terry Morse as Director 2 and Dawn Kramer as Alternate to the Kansas Municipal Energy Agency Board of Directors. Council Member Tom Dragastin seconded the motion. Motion carried.

AFTER PROM: Council Member Meyler Gibbs moved to make a \$100 donation to USD 222 after prom. Council Member Tom Dragastin seconded the motion. Motion carried.

CITY ATTORNEY: City Attorney Paul Monty presented the proposed deed for land at the industrial park to Kansas Select Pork. Council Member Jon Snapp made a motion to authorize the Mayor and Clerk to execute the deed to Kansas Select Pork. Council Member Meyler Gibbs seconded the motion. Motion carried. Council Member Tom Dragastin abstained.

Monty also stated he had to correct an error he made in the deed from the City of Washington to BioPack.

APPROPRIATION ORDINANCE NO. 2006-4

“AN ORDINANCE ALLOWING FOR PAYMENT OF THE CITY'S BILLS AND DEBITS.”

Thereupon on motion made by Council Member Tom Dragastin moved for its adoption, that the City Clerk is hereby authorized and directed to issue payroll Check Numbers 2668 through 2721 and warrant Check Numbers 32781 through 32872 in payment of just bills and claims against the City and debit the appropriate fund for each expenditure. Thereupon Council Jon Snapp seconded the motion. Thereupon the motion carried. Voting no was Council Member Dawn Kramer.

ADJOURNMENT: Council Member Meyler Gibbs made a motion to adjourn to 7 p.m. Monday, April 10, 2006. Council Member Jon Snapp seconded the motion. Motion carried.